

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, February 5, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

Case: P12-028 Preliminary& Final Major Site Plan Administrative Amendment  
Applicant: Marsal Group, LLC  
Review Planner: Maryann Bucci-Cater, PP, AICP  
Address: 201-210 9<sup>th</sup> St.  
New Block: 17031 Lot: 57  
Zone: St. Francis Redevelopment Plan Area  
Description: 25 DU mufti-Family building, utility location and landscaping change

7. New Business:

8. Section 31 review of 298 Academy St. – Apple Tree House.

9. Review and discussion of amendments to the Colgate Redevelopment Plan to accommodate the definitions as recently adopted. Formal action may be taken.

10. Case: P08-058.2 Minor Site Plan Amendment  
Applicant: Arshad Malik  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 829 Newark Ave.  
New Block: 9401 Lot: 4  
Old Block: 589 Lot: 28.A  
Zone: NC – Neighborhood Commercial  
Description: Originally approved November 5, 2008. Façade was not built as approved.

**Carried from January 8, 2013**

11. Review and discussion of the *Needs Analysis Report Concerning the Determination of the Route 440-Culver Study Area as an Area in Need of Rehabilitation and/or Redevelopment*. Formal action may be taken. **Carried from January 8, 2013 meeting.**

- .12. Review and discussion of the proposed Route 440 Culver Redevelopment Plan. Summary Statement: The plan, if adopted by Council, would replace current zoning regulations with new zoning regulations for properties within the above-listed Study Area. Formal Action in may be taken. **Carried from January 8, 2013 meeting.**

13. Review and discussion of amendments to the Land Development Ordinance creating the Arts District Overlay Zone for The Riverview Arts District. Summary Statement: The overlay zone will establish on the Zoning Map the boundaries adopted by the Municipal Council in 1984, expanded to reflect subsequent related land use approvals, and will permit artist studios and work/live units within those boundaries. Formal action may be taken. **Carried from January 22, 2013**

14. Review and discussion of amendments to the Palisade Avenue portion of the R-2 District of the Land Development Ordinance. Summary Statement: Amendments will add category one and two restaurants as permitted ground floor uses along that portion of Palisade Avenue within the R-2 District. Formal action may be taken. **Carried from January 22, 2013**

15. Case: P12-065 Minor Site Plan  
Applicant: Raymond Bulin  
Attorney: Thomas Venino  
Review Planner: Jeff Wenger  
Address: 23 Cottage Street  
Block: 7903 Lot: 21  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Conversion of existing 2-family home to 3-family.

16. Case: P12-044 Preliminary and Final Major Site Plan/Deviations  
Applicant: Anupam Varma  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 36 Van Reipen Avenue  
Block: 7903 Lot: 41  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of new 3 story, 4 unit residential building  
Deviations: Side yard, rear building setback.

**Carried from December 18, 2012 and January 22<sup>nd</sup>, 2013**

17. Memorialization of Resolutions
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD